



Bond
Oxborough
Phillips

Changing Lifestyles

36 Roman Drive

Bodmin

PL31 1EN



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £225,000



Changing Lifestyles

01208 814055

36 Roman Drive, Bodmin, PL31 1EN



A Stunning Three-Bedroom Home Offering Space, Style & Views

- Three-bedroom semi-detached family home
- Spacious open-plan kitchen/living/dining area
- Bright dining area with large windows
- Modern kitchen with island and appliance space
- Feature log burner in the living area
- Three spacious double bedrooms
- Contemporary family bathroom
- Utility/boot room and ground floor WC
- Rear garden with decking and lawn
- Beautiful countryside views and ample parking
- Driveway with parking for multiple vehicles
- Council Banding - B
- EPC - D



Situated in the popular town of Bodmin, Cornwall, this beautifully presented three-bedroom semi-detached property offers stylish and spacious accommodation throughout, perfectly suited to modern family living.

Stepping inside, you are welcomed into a central hallway providing access to all main living spaces. To the left, an impressive open-plan kitchen, dining and living area creates a fantastic heart of the home, offering a generous and sociable space ideal for both everyday living and entertaining guests.

The living area benefits from a charming feature log burner, creating a cosy focal point and adding warmth and character to the room. The modern fitted kitchen has been thoughtfully designed with ample storage and worktop space, including a stylish central island, while also providing space for built-in appliances, a double cooker, dishwasher and fridge freezer.

To the rear of this stunning open-plan space is a bright dining area, enhanced by large windows that flood the room with natural light and create an inviting atmosphere overlooking the garden.

Leading on from the living accommodation is a spacious utility room which also lends itself perfectly as a boot room, benefiting from external access directly onto the front driveway. Completing the ground floor is a convenient WC.

Heading upstairs to the first floor, the property offers three generously sized double bedrooms along with a contemporary family bathroom. The modern bathroom is beautifully finished and comprises a walk-in shower, heated towel rail, vanity sink with illuminated LED mirror and WC.

The spacious master bedroom enjoys large windows allowing for an abundance of natural light, creating a bright and airy feel. The second double bedroom benefits from a useful built-in storage cupboard, while the third bedroom is another well-proportioned room enjoying plenty of natural light.

Externally, the property continues to impress. To the rear is a spacious garden featuring both a separate decked seating area and a lawned section, providing the perfect setting for relaxing, entertaining or enjoying the sunshine during warmer months. Beyond the garden, the property enjoys beautiful far-reaching views over the surrounding countryside and beyond, creating a wonderful backdrop and adding to the home's appeal. To the front, a generously sized driveway offers ample off-road parking for multiple vehicles.

Combining modern open-plan living with practical family space, attractive outdoor areas and stunning countryside views, this superb home presents an excellent opportunity within a convenient Bodmin location.

01208 814055

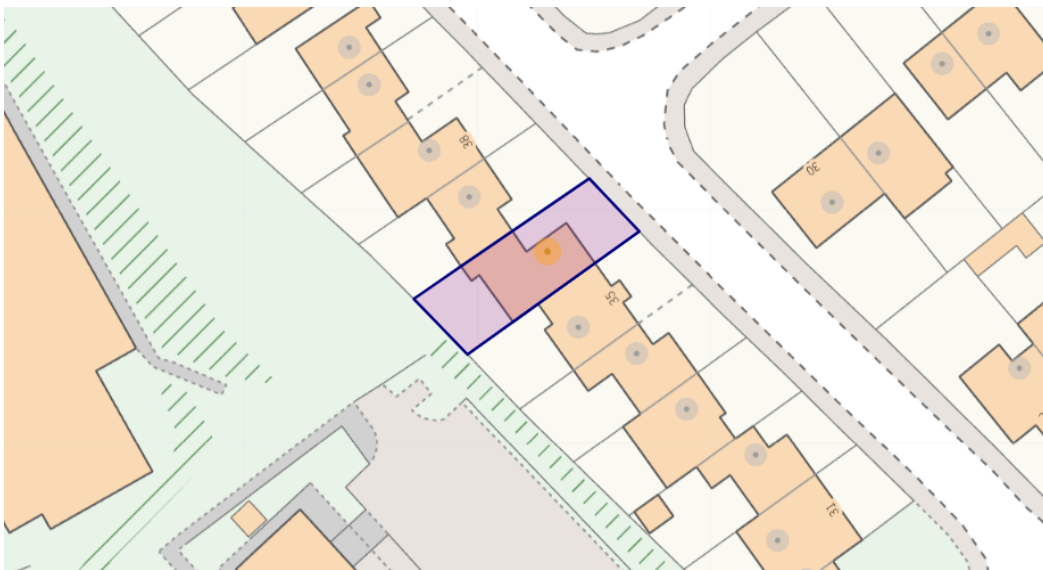
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Located in the heart of Cornwall, Bodmin is a historic and thriving market town that offers an excellent balance of countryside surroundings and everyday convenience. Rich in heritage and character, the town provides a wide range of amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities, making it a popular choice for families, professionals and retirees alike.

Bodmin benefits from a selection of primary and secondary schools, healthcare facilities and excellent transport connections. With easy access to the A30, the town provides convenient links across Cornwall and beyond, while nearby rail connections at Bodmin Parkway offer direct routes to larger towns and cities.

Surrounded by some of Cornwall's most beautiful landscapes, residents can enjoy easy access to the stunning expanses of Bodmin Moor, scenic countryside walks and an abundance of outdoor activities. The breathtaking North and South Cornish coastlines are also within easy reach, offering a variety of beaches, coastal paths and picturesque harbour towns.

Combining historic charm, modern amenities and a central location, Bodmin continues to be a highly desirable place to call home.

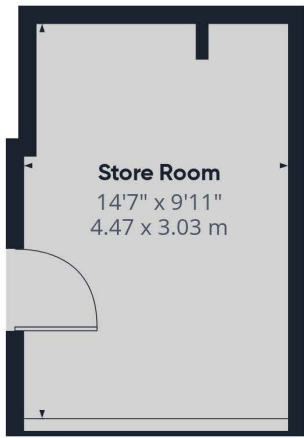


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



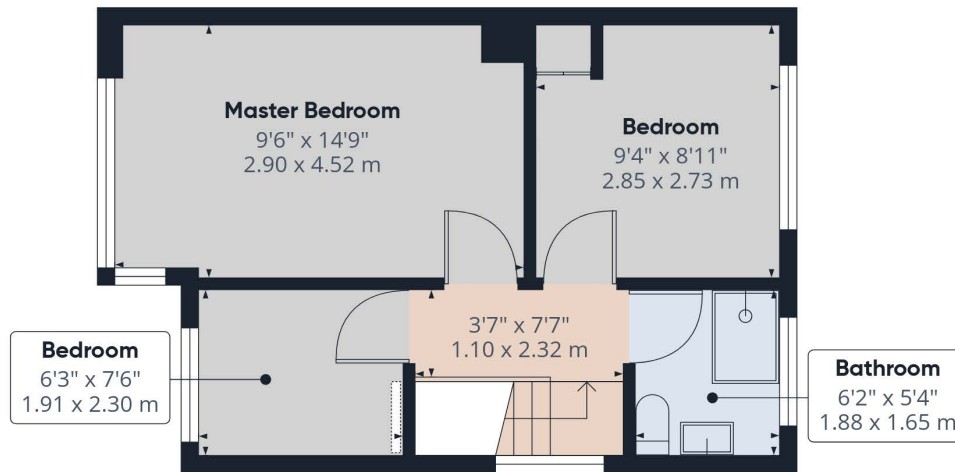
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Floor 0



Floor 1



Floor 2



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.